

February 17, 2006

SUBJECT:

A report and recommendation on a Plat of Dedication for the improvement Strafer Street in the Cottage Hill Subdivision in the Columbia-Tusculum neighborhood.

Lansdale Surveying, Inc., surveyors, on behalf of the owner and developer Cottage Hill Development, LLC, has submitted a Plat of Dedication, for the improvement of Strafer Street. The plat has been reviewed and approved by all reviewing agencies.

BACKGROUND:

The Cottage Hill Development, LLC, is developing 34 single-family structures along the south side of Strafer Street. Vehicular access to the residences will be accomplished from a private drive located within the rear yard of each property. The property is zoned Single-Family (SF-2).

This Plat of Dedication contains the land area necessary for the creation of a cul-de-sac within the existing Strafer Street right-of-way with additional land provided by the owner and developer, thus, eliminating a through street intersection with Columbia Parkway.

The City Planning Commission approved a record plat on December 16, 2005 re-configuring the existing lots along the south side of Strafer Street creating the land area necessary for the proposed cul-de-sac. The City planning Commission approved an improvement plan on January 20, 2006 to facilitate the construction of the new cul-de-sac.

RECOMMENDATION:

The staff of the Department of Community Development and Planning recommends that the City Planning Commission take the following action:

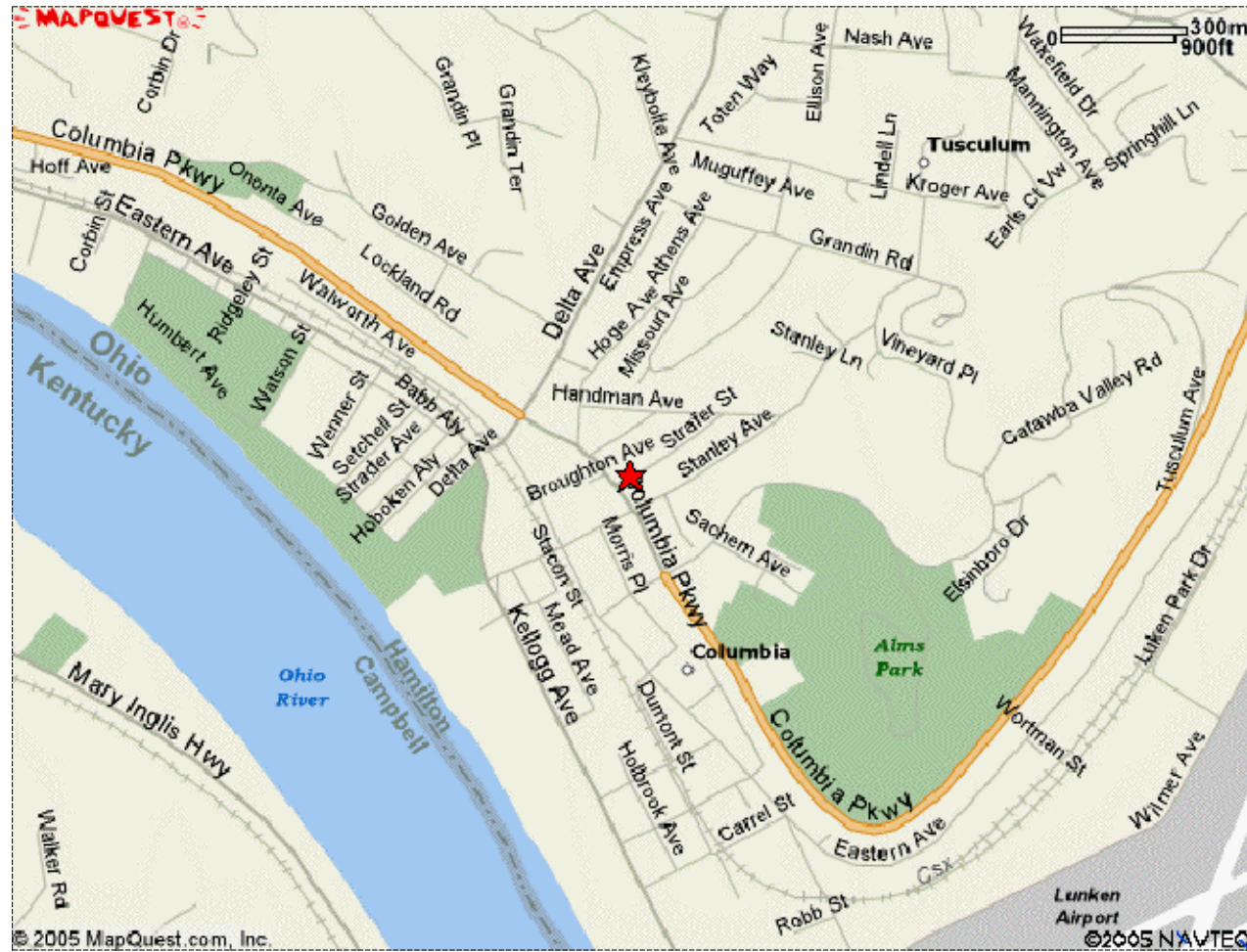
“Approve a Plat of Dedication for the Strafer Street improvements, for the reasons that the plat conforms to the subdivision regulations and comply with the requirements of all reviewing agencies.”

Respectfully Submitted:

Approved:

Stephen C. Briggs
Senior City Planner

Margaret A. Wuerstle, AICP
Chief Planner



VICINITY-MAP
N.T.S.

NOTE: THE BASIS OF BEARINGS IS THE RECORD PLAT OF COTTAGE HILL SUBDIVISION, BLOCK "F" AS RECORDED IN PLAT BOOK 4, PAGES 28 & 29. THE CENTERLINE ALONG THE NORTHEAST END OF STRAFER STREET BEARS NORTH 51°40' EAST.

DEDICATION PLAT

SECTION 25, TOWN 4, FRACTIONAL RANGE 2
COLUMBIA TOWNSHIP
CITY OF CINCINNATI
HAMILTON COUNTY, OHIO



REFERENCE DOCUMENTS USED:
RECORD PLAT OF COTTAGE HILL SUBDIVISION, BLOCK "F"
PLAT BOOK 4, PAGE 28 & 29.
SURVEY BY NIEMEIER ASSOCIATES
HAMILTON COUNTY AUDITORS TAX MAPS
BOOK 27, PAGE 1, & BOOK 28, PAGE 6.

OCCUPATION GENERALLY FITS SURVEY.
MONUMENTATION IN GOOD CONDITION.

* Prepared by: Lansdale Surveying, Inc.
* Routine: Area Summary Coord File 05-076.CRD 9/22/05 14:36:58
* Input Scale Factor: 1.000000 Output Scale Factor: 1.000000

Point	Int-Angle	Bearing	Distance	Point	North	East
244		S 61°01'07"W	70.53	242	4975.5430	4275.4684
CURVE DEF: Arc						
RAD: 40.00	LEN: 86.34	TAN: 74.71	CURVE DIR: CW			
CHORD: 50.26	MO: 21.12	EXT: 44.75	CEN. ANG: 123°40'18"			
SEC: 1061.0	TRI: 665.8	SEC: 1726.8	DEGREES: 143°14'22"			
242	28°09'51"	N 89°10'58"E	40.00	218	4976.1152	4315.4665
218	123°40'18"	N 32°51'16"E	40.00	244	5009.7166	4337.1665
242	360°00'00"	N 61°01'07"E	70.53	244	5009.7166	4337.1665
244	0°00'00"					

Perimeter: 156.87 Accum.Perimeter: 156.87
Approx: Sq. Feet: 1061.0 Acres: 0.024
Approx: Accum. - Sq. Feet: 1061.0 Acres: 0.024

Correct Ending Coordinates, North: 5009.7166 East: 4337.1665
Ending Coordinates, North: 5009.7166 East: 4337.1665
Error: N: 0.00 E: 0.00 Total: 0.00 Brg: N 90°00'00"E
Distance Traversed: 141.06 Closure: 999999999

* Prepared by: Lansdale Surveying, Inc.
* Routine: Area Summary Coord File 05-076.CRD 9/22/05 14:37:54
* Input Scale Factor: 1.000000 Output Scale Factor: 1.000000

Point	Int-Angle	Bearing	Distance	Point	North	East
245	292°05'47"	N 67°54'13"W	40.00	218	4976.1152	4315.4665
218	77°50'40"	S 09°05'27"W	40.00	246	4936.7156	4308.5620
Point	Int-Angle	Bearing	Distance	Point	North	East
245		S 61°01'07"W	50.26	246	4936.7156	4308.5620
246		N 61°01'07"E	50.26	245	4961.0678	4352.5283
245	0°00'00"					

Perimeter: 104.61 Accum.Perimeter: 104.61
Approx: Sq. Feet: 304.8 Acres: 0.007
Approx: Accum. - Sq. Feet: 304.8 Acres: 0.007

Correct Ending Coordinates, North: 4961.0678 East: 4352.5283
Ending Coordinates, North: 4961.0678 East: 4352.5283
Error: N: 0.00 E: 0.00 Total: 0.00 Brg: N 90°00'00"E
Distance Traversed: 100.52 Closure: 999999999

DATE:		BY:		REASON:	
DEDICATION PLAT OF ADDITIONAL RIGHT OF WAY FOR STRAFER STREET					
JAY S. OLBERDING P.S. REGISTERED SURVEYOR #S-7188					
LANDSALE SURVEYING, INC 1008 MAIN STREET - (ST. RT. 28) MILFORD OHIO, 45150 PHONE (513) 831-9970		DATE: 9/22/05		DRAWN BY: JSO	
DRAWING NUMBER 05-076DED		SCALE: 1"=20'			